

***City of York Board of Zoning Appeals
Minutes
February 11, 2019***

Members Present:

Chairperson James Ramere
Jill Neff
Rodney Blair
Suzie Edwards

Members absent:

Becca Caldwell

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Mark & Penny Lemberger
John Gast
Judson Stringfellow
Jim Walters
(see sign-in sheet)

Chairperson Ramere called the meeting to order at 7:00 pm.

The first item of business was approval of the draft Minutes from the January 23, 2019 meeting. Upon a Motion by Rodney Blair, seconded by Suzie Edwards, the Board unanimously approved the Minutes as submitted.

The second item of business was discussion of a special exception application for Independence Park Subdivision.

Planning Director Breakfield indicated the following regarding the application:

1. The property in question is +/- 38 acres in size, is referenced by tax map # 0701801103, is zoned R5 and is located directly across from York Comprehensive High School on Lincoln Road.
2. The purpose of the R5 – Multifamily Residential District is to permit a variety of multifamily residential uses and variable densities in certain areas of the City deemed suited to and with market potential for such uses. This designation is applied principally to undeveloped areas where unit density flexibility will not adversely affect existing residential subdivisions, and where the housing market can be sufficiently broad and flexible to meet the various demands for housing.
3. In an R5 district, any proposed residential subdivision must be reviewed for special exception approval by the Board of Zoning Appeals (BZA) after receiving a recommendation by the Planning Commission.

4. The applicants have submitted a special exception application to develop Independence Park subdivision on the site. The project would be developed per the submitted drawings and would include 58 quadriplexes, 140 townhomes and 33 single family dwellings as well as various amenities.
5. After discussing the project at several meetings, the Planning Commission recommended that the project be approved per the submitted information and all relevant City requirements.
6. Included in the meeting packet was a list of staff issues that needed to be addressed as a part of the BZA review process.
7. The City's Comprehensive Plan indicates that diverse housing types should be encouraged in York and that quality multifamily residential projects in particular are desirable.
8. The BZA has a maximum 75 days from this meeting to render a decision regarding this application.
9. If a special exception application is denied by the BZA, the application cannot be presented again for a period of 12 months.

Upon a Motion by Rodney Blair, seconded by Jill Neff, the Board unanimously approved the application as submitted.

The third item of business was discussion of a special exception application for Bellina Subdivision.

Planning Director Breakfield indicated the following regarding the application:

1. The property in question is +/- 22 acres in size, is referenced by tax map # 0701601042, is zoned R5 and is located on Hunter Street between Hunter Park and Hunter Street Elementary School.
2. The purpose of the R5 – Multifamily Residential District is to permit a variety of multifamily residential uses and variable densities in certain areas of the City deemed suited to and with market potential for such uses. This designation is applied principally to undeveloped areas where unit density flexibility will not adversely affect existing residential subdivisions, and where the housing market can be sufficiently broad and flexible to meet the various demands for housing.
3. In an R5 district, any proposed residential subdivision must be reviewed for special exception approval by the Board of Zoning Appeals (BZA) after receiving a recommendation by the Planning Commission.
4. The applicants have submitted a special exception application to develop Bellina Subdivision on the site. The project would be developed per one of three submitted drawings. The three submitted options included:
 - Option 1: 75 single family dwellings
 - Option 2: 41 townhomes and 60 single family dwellings
 - Option 3: 44 townhomes and 45 single family dwellings

Each of the options would include an open area and playground equipment; however, option 3 would include a larger more centralized open space and playground equipment.

5. After discussing the project at several meetings, the Planning Commission recommended that the following changes be made to the plan:
 - a. The appearance of the exterior front facades should be diversified (including the provision of some side and rear load garages (or no garage) and at least 25% of the front facades should be brick /stone materials).
 - b. The housing density should be decreased.
 - c. Streetscaping should be provided along the entire Hunter Street frontage. The streetscaping requirements recommended by the Board of Architectural Review on January 14, 2019 should be enforced (sidewalk, trees, lighting, etc.). The streetscaping along Hunter Street should be tied to the streetscaping for the project interior.
 - d. Single-car driveways should be allowed for townhome properties.
6. Included in the meeting packet was a list of staff issues that needed to be addressed as a part of the BZA review process.
7. The City's Comprehensive Plan indicates that diverse housing types should be encouraged in York and that quality multifamily residential projects in particular are desirable.
8. The BZA has a maximum 75 days from this meeting to render a decision regarding this application.
9. If a special exception application is denied by the BZA, the application cannot be presented again for a period of 12 months.

Upon a Motion by Jill Neff, seconded by Rodney Blair, the Board unanimously denied the application as submitted.

There being no further business, the meeting was adjourned at 7:48 pm.

Respectfully submitted,

C. David Breakfield Jr., MCP, AICP
Planning Director

cc: City Manager Lisa Wallace
File- Board of Zoning Appeals 2/11/19